

Urban Renewal Board
Policy on Property Dispositions Briefing
October 15, 2018

1. Under Chapter 374, TX Local Government Code, the Urban Renewal Board may transfer property one of two ways:
 - a. The City or the Urban Renewal Agency may sell urban renewal land for uses in accordance with an urban renewal plan to a public or private nonprofit corporation or foundation without conducting a competitive bid process (unsolicited proposal).
 - b. If the City or the Urban Renewal Agency sells urban renewal land to a private person, the sale must be conducted through a competitive sealed bid process (request for proposal).
2. The Urban Renewal Agency has used both processes in the past.
 - a. Recent transaction was when the Agency accepted an unsolicited proposal from the Austin Revitalization Authority for the Agency properties along the North Side of the 1000 Block of E 11th Street, Block 17 (Behind the Street-Jones and Snell Buildings) for the development of 16 townhomes 2 of these townhomes are in the Austin Housing Finance Corporations, Community Land Trust (CLT) portfolio.
 - b. A Request of Proposal (RFP) process was used to sell two tracts of Agency-owned property on East 12th Street, 1120 E 12th Street and 1322-1336 E 12th Street. One is currently under constructions and the other has no development plans, per developer.
3. Both processes include a scoring process and a requirement of the developer to submit financials. The financials are submitted to a City-approved 3rd party for review.
4. Over the past few months, Austin City Council has had discussions from the dais regarding the City's policy for the disposal of city/publicly-owned properties.
5. The Mckalla site has brought this discussion to the forefront and on 8/30 AHFC staff was questioned as to what criterion was used in the planned disposition of a single family lot in Clarksville.
6. City Council has indicated their desire to RFP City-owned properties in order to demonstrate highest and best use of the property.
7. Due to this, we wanted to have this item on the agenda tonight so we can ensure you have been informed of this guidance from City Council.
8. Board needs to decide the process on how they want to dispose of the last two tracts of land on E 11th Street by either using a Request for Proposal process or accepting a non-solicited proposal. The two tracts of land are located at:
 - a. 900 Block of East 11th Street, Block 16 (916 and 920 E 11th Street and 907, 909, 911 and 913 Juniper)
 - b. 1100 Block of East 11th Street, Block 18 (1100, 1106, 1112, and 1114 E 11th Street and 1103, 1105, 1107, 1109 Juniper Street and 1159 Waller Street)